

William Ambrosino, Chairman
Damon Tinio, Vice Chairman



Barry Iadarola
John Vandersluis
James Quirk

TOWN OF MENDON
PLANNING BOARD
Mendon Town Hall
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Mendon, Massachusetts 01756
Telephone: (508) 473-2679 Fax: (508) 634-2909

MINUTES OF MEETING
OCTOBER 25, 2021

Present; James Quirk, John Vandersluis, Damon Tinio, Jack Hunter, Jeff Walsh

Absent: Bill Ambrosino, Barry Iadarola

Mr. Tinio opens the meeting at 7:06PM.

Mr. Quirk makes motion to approve the Minutes of Meeting for September 27, 2021 as written; Mr. Vandersluis seconds, all approved.

Mr. Tinio opens the Public Hearing for Definitive Plans, Muddy Brook Estates by reading the add published in the Milford Daily News.

Mr. Bob Poxon presents the open space subdivision which will have 8 lots. The road will be 24ft with a sidewalk on one side.

Mr. Poxon was not able to address issues from Mr. Walsh's report as he did not receive it until Monday morning.

Mr. Poxon is asking for 8 waivers. Mr. Walsh has issues with 3 waivers centered around slope and curving of the road therefore, he feels those three should be denied.

The following are residents that asked for information:

Barbara Clark, 7 Daniels Rd; Henry Matthy, 3 Daniels Rd; Terry Greene, 14 Daniels Rd; Richard Greene, 2 Daniels Rd; Jim Bennett, 16 Daniles Rd; Chris Starck, 4 Daniels Rd; Bob Sweet, 50 Milford St; Anne Mazar, 50 Pleasant St; Larry Pearson, Milford; Bill Kessler (Fire Chief).

The above abutters questions and concerns were mostly about the Open Space Subdivision regulations; drainage; frontage; road width; open space protection and generally how the process works.

It should be noted that Fire Chief Kessler will require a cistern to be placed as close to Daniels Road as possible.

Mr. Jack Hunter explained with an Open Space Subdivision that there is a trade with land given to the town and with a Conservation restriction on it and the developer is allowed to have smaller lots with less frontage.

It was stated that engineer mark on the plans showing the trees as a “no cut” zone in the subdivision.

Mr. Tinio instructed Mr. Poxon and Mr. Walsh, the engineers to work out any issues before the next hearing.

Mr. Quirk makes motion to continue the Public Hearing for the Definitive Plans, Muddy Brook Estates to Monday, November 22, 2021 at 7:00PM; Mr. Vandersluis seconds, all approved

Mr. Tinio opens the continuation of the Site Plan Review public hearing for 35 Cape Rd. The applicant was requesting to continue the hearing to their meeting on Monday, November 22, 2021.

Mr. Quirk made motion to continue the Site Plan Review public hearing for 35 Cape Rd to Monday, November 22, 2021 at 7:00PM; Mr. Vandersluis seconds, all approved.

The Board reviewed the Special Permit Decision with Mr. Hunter. A few small items needed to be corrected. The Board members to sign the decision in the Planning Board office. It will then be submitted to the Town Clerk for the 20-day appeal period to begin.

Eric Hodge, 3 Bates St. and Robert Burke of 7 Bates St. questioned the need for a burm between the properties.

Mr. Tinio opens the continuation of the Site Plan Review for 5 Morrison Drive.

Mr. Bill Drexil, the engineer from Shagrue Engineering submitted the updated plans to Mr. Walsh at the meeting. Mr. Walsh will have a written report for the meeting on Monday, November 22, 2021.

Mr. Quirk makes motion to continue the Site Plan Review public hearing for 5 Morrison Dr to Monday, November 22, 2021 at 7:00PM; Mr. Vandersluis second, all approved.

Mr. Vandersluis makes motion to close the meeting at 8:30PM; Mr. Quirk second, all approved.

Respectfully submitted:
Gail L Wellman, Administrative Assistant